

☐ Individual appearing without attorney
☒ Attorney for: KANOKPORN PAM SUNGKHASETTEE

In re:
KANOKPORN PAM SUNGKHASETTEE

CHAPTER: 13

Debtor(s).

Location: 21041 Burbank Blvd, Courtroom 303, Woodland Hills, CA 91367

Last date to file objections: 02/15/2018

Proposed sale price: \$ 510,000.00

Overbid procedure (if any):

(see continuation pages for details)

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

United States Bankruptcy Court Central District of California, San Fernando Valley Division

Hearing Date: 3/1/2018

Time: 11:30 a.m.

Courtroom: 303

21041 Burbank Blvd

Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Alla Tenina, Esq.

Tenina Law, Inc.

15250 Ventura Blvd, Suite 601

Sherman Oaks, CA 91403

Tel: (213)596-0265

Fax: (310)774-3674

Date: 01/18/2018

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TO NOTICE OF SALE OF ESTATE PROPERTY

Description of Property to be Sold: Real property located at 16532 Kingsbury Street, Granada Hills, CA 91344 ("Property"). The Property is being sold on an "as is" "where is" basis, with no warranties, recourse, contingencies or representations of any kind, except as may be provided in the Purchase Agreement.

Method of Sale: Existing cash offer of \$510,000.00, subject to qualified overbids as stated in Proposed Bidding Procedures below.

Date of Sale: March 1, 2018, 11:30 a.m. (subject to continuances)

Place: United States Bankruptcy Court Central District of California
San Fernando Valley Division
21041 Burbank Blvd, Courtroom 303
Woodland Hills, CA 91367

Offer Received: The Debtor received and accepted an offer from Buyer for \$510,000.00, cash or cash equivalent, subject to overbid AND subject to the United States Bankruptcy Court Approval.

Overbid Terms: The Proposed Sale to the Buyer is subject to approval of the United States Bankruptcy Court and to qualified overbids. Any person or entity desiring to submit an overbid must comply with the proposed Bidding Procedures below.

PROPOSED BIDDING PROCEDURES

1. Purchase Price. The purchase price for the Property is currently \$510,000.00. The sale will be for all cash or equivalent. Any initial overbid must be in an amount not less than \$5,000.00 over the purchase price. Subsequent overbid intervals will be in the amount of \$1,000.00, or in such amount as fixed by the Court at the time of the auction to be held on March 1, 2018, at 11:30 a.m., at Courtroom 303 of the United States Bankruptcy Court Central District of California, located at 21041 Burbank Blvd, Woodland Hills, CA 91367.

2. Interested bidders must provide proof at or before the auction of a deposit in the amount of \$25,000.00 in the form of a cashiers check payable to or endorsed to Affordable Escrow, Inc., on account of Kanokporn Pam Sungkhasettee. Prior to the auction, any such interest bidders must provide to Debtor's counsel, Alla Tenina, Esq., competent evidence of their ability to immediately purchase the Property in the event that they are the highest bidder. The counsel will not consider or accept any bids that are subject to financing contingencies. Upon conclusion of the bidding, the successful bidder(s) must tender the deposit amount to the counsel, which will be held by Affordable Escrow, Inc., located at 17517 1/2 Chatsworth Street, Granada Hills, CA 91344, Attn: Yalie Herrera (Escrow Number: 009928-YH) pending conclusion of the sale. The deposit and any accrued interest will be forfeited if the successful bidder fails to conclude the

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TO NOTICE OF SALE OF ESTATE PROPERTY**

sale. In the event the Debtor is unable to conclude the sale for any reason, the successful bidders sole remedy shall be return of the Deposit.

3. If a successful bidder fails to conclude the sale, the Property will be sold to any backup bidder(s) approved by the Court on the sale terms and conditions as approved by the Court.

4. The Debtor reserves the right to reject the highest bid or bids if, in Debtor's sole discretion, Debtor determines them inadequate for any reason.

5. **Sale Closing:** The sale of the Property shall be concluded within ten (10) days after the entry of a final, non-appealable order of the Bankruptcy Court authorizing the sale of the Property to Anderson Estates, LLC (currently Anderson Estates, LLC is the prospective buyer with whom Debtor entered into sales contract, subject to the Court Approval), or sooner, if Anderson Estates, LLC or any other affected parties in interest waive such condition. The sale to any backup bidder(s) shall be concluded within thirty (30) days of notification by the Debtor's counsel that the sale to Anderson Estates, LLC, or such other Buyer as may be approved by the Court, has not concluded as required, and that such backup bidder has thirty (30) days to close pursuant to the terms of its Court approved back-up bid.

6. **Approval of the Bankruptcy Court:** All bidders are advised that the Debtor's acceptance of any offer received at the auction is expressly conditioned on approval of the United States Bankruptcy Court for the Central District of California, San Fernando Division.

7. **Bankruptcy Court Jurisdiction:** Any controversy to which the Debtor is a party and which may arise as a result of or in connection with the proposed sale is subject to the exclusive jurisdiction of the United States Bankruptcy Court for the Central District of California, San Fernando Valley Division. **Any bidder wishing to participate in the sale explicitly submits to the jurisdiction of that Court through said participation.**

8. **Sale Free and Clear of Liens:** If the Court approves the sale, the Property shall be sold free and clear of any and all liens, claims and encumbrances, with any such liens, claims and encumbrances to be paid from the proceeds of the proposed sale according to their priorities, but after the costs of sale as approved by the Court.

Contact Information: Alla Tenina, Esq.
Tenina Law, Inc.
15250 Ventura Blvd, Suite 601
Sherman Oaks, CA 91403
Tel: (213)596-0265

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

15250 Ventura Blvd, Suite 601
Sherman Oaks, CA 91403

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 01-18-18, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Dane W Exnowski dane.exnowski@mcalla.com, bk.ca@mcalla.com Alexander G Meissner ameissner@pralc.com
Henry Paloci hpaloci@hotmail.com; Cassandra Richey ecfcca@ecf.courtdrive.com; Alla Tenina alla@teninalaw.com
Elizabeth (SV) F Rojas (TR) cacb_ecf_sv@ch13wla.com Valerie Smith claims@recoverycorp.com
US Trustee ustregion16.wh.ecf@usdoj.gov Melissa A Vermillion ecfcca@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 01-18-18, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

US Bankruptcy Court
Honorable Martin Barash
21041 Burbank Blvd, Suite 342
Woodland Hills, CA 91367

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

01-18-18
Date

Alla Tenina
Printed Name


Signature

Dept Of Ed/582/nelnet
Attn: Claims/Bankruptcy
Po Box 82505
Lincoln, NE 68501

First National Bank
Attn: FNN Legal Dept
1620 Dodge St Mailstop Code 3290
Omaha, NE 68191

Nationstar Mortgage
PO Box 619063
Dallas, TX 75261

Navient
Attn: Claims Dept
Po Box 9500
Wilkes-Barr, PA 18773

Navient PC Trust c/o
Navient Solutions, LLC.
PO BOX 9640
Wilkes-Barre, PA 18773-9640

Synchrony Bank/Gap
Po Box 965005
Orlando, FL 32896

Trinity Financial
28784 Network Place
Chicago, IL 60673

Trinity Financial Services, LLC
2618 San Miguel Drive, Suite 303
Newport Beach, CA 92660

U.S. Department of Education
C/O Nelnet
121 South 13th Street, Suite 201
Lincoln, NE 68508

Wilmington Trust, National Assoc., et al
c/o Nationstar Mortgage LLC
PO Box 619096
Dallas TX 75261-9741